

RESIDENTIAL VACANT LAND SALE STUDY

Roll Year: 2023

Prescribed Two Year Study Date Range: 4/1/2020 - 3/31/2022

Date Prepared: June 15, 2022

Parcel Number	Street Address	ECF Area	Land Table	School District	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Shape	Actual FF	Depth	SF (Area Est)	Net Acres	SP/FF	SP/SF	SP/AC	Cur. Appraisal	Cur AV	Ratio	Notes
41-17-11-204-022	2122 DENWOOD AVE SW	113	113 Sec. 11	Godfrey Lee	7/13/2020	\$19,000	WD	03-ARMS LENGTH	\$19,000	RECTANGLE	40	121	4,840	0.11	\$475	\$3.89	\$71,000	18,000	\$100	47.3%	Purchased from Habitat for Humanity. No permits.
41-17-11-277-006	950 WISCONSIN CT SW	113	113 Sec. 11	Godfrey Lee	2/18/2021	\$57,000	WD	BUILDER	\$57,000	RECTANGLE	125	473	59,125	1.36	\$456	\$0.96	\$41,994	45,250	22,625	39.69%	End of dead-end street. Sale to builder. Permit issued 10/13/2021 for new home.
41-18-18-352-028	103 35TH ST SE	189	189 Sec. 18, 19	Godwin Heights	12/18/2020	\$25,500	WD	03-ARM'S LENGTH	\$25,500	RECTANGLE	54	149	8,046	0.18	\$472	\$3.17	\$138,054	19,000	9,500	37.25%	Estate sale. Lot was listed for \$30k. New home built and sold in 2021 for \$269,790.
						\$101,500			\$101,500										41,125	40.5%	
41-17-30-455-003	4363 BROOKCREST DR SW	308	308 SEC 30	Grandville	4/14/2020	\$74,900	WD	R - ARMS LENGTH	\$74,900	IRR	78	240	28,152	0.65	\$960	\$2.66	\$115,894	61,875	30,938	41.31%	New home completed December 2020. No PRB but property address is mailing address
41-17-31-426-004	4050 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	10/2/2020	\$82,000	WD	03-ARM'S LENGTH	\$82,000	RECTANGLE	120	193	23,160	0.53	\$683	\$3.54	\$154,228	\$1,013	25,507	31.11%	Structures demolished in 2012. Concrete drive remains. Adjacent to commercial property (mortgage lender).
41-17-32-176-003	3745 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	11/16/2020	\$119,500	WD	03-ARM'S LENGTH	\$119,500	IRR	44	591	133,673	3.07	\$1,170	\$1.04	\$48,459	112,310	36,155	40.25%	Cul-de-sac lot. No home or permits yet. Large, oddly-shaped lot.
41-17-32-176-004	3738 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	11/17/2020	\$128,500	WD	03-ARM'S LENGTH	\$128,500	IRR	44	494	115,160	2.66	\$2,800	\$1.11	\$48,395	103,455	51,778	40.23%	Cul-de-sac lot. No home or permits yet. Large, oddly-shaped lot.
41-17-32-176-005	3726 AZENA CT SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	11/16/2020	\$120,000	IRR	99	298	60,505	1.39			\$1,212	\$1.98	\$86,393	79,008	39,504	32.92%	Cul-de-sac lot. No home or permits yet. Large, oddly-shaped lot.	
41-17-32-176-006	3775 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	12/22/2020	\$82,000	WD	BUILDER	\$82,000	RECTANGLE	135	256	34,560	0.79	\$607	\$2.37	\$103,354	67,348	33,674	41.07%	Sale from developer to building company. Permit issued 2/25/2021 for new home.
41-17-32-176-007	3723 56TH ST SW	008	008 SEC 29-32 GRANDVILLE UP	Grandville	3/12/2021	\$88,000	WD	03-ARM'S LENGTH	\$88,000	RECTANGLE	110	256	28,160	0.65	\$800	\$3.13	\$136,125	58,988	29,484	33.22%	Sale from developer to individual. No permits yet.
						\$640,000			\$640,000										136,061	36.86%	
41-17-34-126-015	2078 52ND ST SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	1/13/2021	\$70,000	WD	BUILDER	\$70,000	RECTANGLE	94	158	14,852	0.34	\$745	\$4.71	\$205,306	36,465	18,233	26.05%	Sold to builder. Permit for home issued in 2021.
41-17-34-151-056	5394 BYRON CENTER AVE SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	5/14/2021	\$50,000	WD	03-ARMS LENGTH	\$50,000	IRREGULAR	90	300	29,008	0.67	\$556	\$1.72	\$75,083	60,803	30,402	60.80%	Sold to individual. No permits issued as of June 1, 2022. Busy street - four lane divided.
41-17-34-126-015	2078 52ND ST SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	6/15/2021	\$80,000	WD	BUILDER	\$80,000	RECTANGLE	94	158	14,852	0.34	\$851	\$5.39	\$234,035	36,465	18,233	22.79%	Sale from builder to owner of new home. Sold to builder on 1/13/2021 for \$70,000 (see above).
41-17-32-126-053	5287 CORAL RIDGE DR SW	009	009 SEC 27,28,33,34 GRANDVILLE UP	Grandville	1/28/2022	\$125,000	WD	32-SPLIT VACANT	\$125,000	IRREGULAR	130	418	54,340	1.26	\$962	\$2.30	\$99,206	76,505	38,253	30.60%	Sale from builder to individual. No permit issued as of June 1, 2022. Dead end street.
						\$325,000			\$325,000										105,119	32.34%	
41-17-32-380-001	3621 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	3/4/2021	\$68,900	WD	BUILDER	\$68,900	RECTANGLE	96	133	12,768	0.29	\$718	\$5.40	\$235,063	55,000	27,500	39.91%	Sale from developer to builder. Corner lot. Permit issued for new home in 2021.
41-17-32-380-002	5896 RED CEDAR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	1/12/2021	\$70,106	WD	ALLOCATION	\$70,106	RECTANGLE	96	133	12,768	0.29	\$730	\$5.49	\$239,177	55,000	27,500	39.23%	Sale from developer to individual. Permit issued for new home in 2021.
41-17-32-381-001	5899 RED CEDAR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$65,900	WD	BUILDER	\$65,900	RECTANGLE	96	133	12,768	0.29	\$686	\$5.16	\$224,828	55,000	27,500	41.73%	Sale from developer to builder. New home built and sold in 2021 for \$11,500.
41-17-32-382-001	5915 LOOKING GLASS CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	1/26/2021	\$72,234	WD	ALLOCATION	\$72,234	RECTANGLE	95	133	12,635	0.29	\$760	\$5.52	\$249,032	55,000	27,500	38.07%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-382-002	3668 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	1/16/2021	\$80,745	WD	ALLOCATION	\$80,745	RECTANGLE	75	214	16,050	0.37	\$1,077	\$5.48	\$324,035	68,750	34,375	42.05%	Sale from developer to individual. New home built in 2021.
41-17-32-382-004	3664 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	2/23/2021	\$81,745	WD	ALLOCATION	\$81,745	RECTANGLE	75	214	16,050	0.37	\$1,090	\$5.09	\$221,857	68,750	34,375	42.05%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-382-006	3686 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	10/6/2020	\$79,394	WD	ALLOCATION	\$79,394	RECTANGLE	75	214	16,050	0.37	\$1,069	\$4.95	\$215,477	68,750	34,375	43.30%	Sale from developer to individual. New home built in 2021 - principal residence.
41-17-32-382-007	3698 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	3/29/2021	\$81,745	WD	ALLOCATION	\$81,745	RECTANGLE	75	215	16,125	0.37	\$1,090	\$5.07	\$220,826	68,750	34,375	42.05%	Sale from developer to individual. Permit issued in 2021 to build house.
41-17-32-451-016	5891 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$69,654	WD	ALLOCATION	\$69,654	IRR	96	133	12,421	0.29	\$728	\$5.62	\$244,075	55,000	27,500	39.87%	Sale from developer to individual. Corner lot. New home built in 2020 - principal residence.
41-17-32-451-017	5892 LOOKING GLASS DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	5/14/2020	\$64,900	WD	BUILDER	\$64,900	RECTANGLE	96	133	12,768	0.29	\$676	\$5.08	\$221,416	55,000	27,500	42.37%	Sale from developer to builder. Corner lot. New home built and sold in 2020 for \$24,800.
41-17-32-452-031	5894 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/10/2020	\$65,900	WD	BUILDER	\$65,900	IRR	95	140	12,853	0.30	\$694	\$5.13	\$223,341	55,000	27,500	41.73%	Sale from developer to builder. Corner lot. New home built and sold in 2020 for \$40,949.
41-17-32-452-032	5876 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	12/23/2020	\$73,900	WD	BUILDER	\$73,900	RECTANGLE	75	140	10,500	0.24	\$985	\$7.04	\$306,579	55,000	27,500	37.21%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-452-033	5882 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	3/23/2021	\$73,900	WD	BUILDER	\$73,900	RECTANGLE	75	140	10,500	0.24	\$985	\$7.04	\$306,579	55,000	27,500	37.21%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-452-037	5826 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	1/12/2021	\$79,681	WD	ALLOCATION	\$79,681	RECTANGLE	77	140	10,780	0.25	\$1,035	\$7.39	\$321,576	55,000	27,500	34.51%	Sale from developer to individual. Permit issued 5/18/2021 for new home.
41-17-32-452-038	5816 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	5/5/2020	\$78,334	WD	ALLOCATION	\$78,334	IRR	77	136	10,552	0.24	\$1,017	\$4.72	\$323,373	55,000	27,500	35.11%	Sale from developer to individual. New home built in 2020 - principal residence.
41-17-32-455-001	3382 CHESTNUT RIDGE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	10/14/2020	\$70,900	WD	BUILDER	\$70,900	IRR	75	158	15,999	0.37	\$945	\$4.43	\$193,037	55,000	27,500	38.79%	Sale from developer to builder. Permit issued in 2020 to build house.
41-17-32-455-005	5888 BARK RIVER CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	3/2/2021	\$71,106	WD	ALLOCATION	\$71,106	IRR	95	116	11,247	0.26	\$748	\$6.32	\$275,396	55,000	27,500	38.67%	Sale from developer to individual. Corner lot. Permit issued in 2021 to build house.
41-17-32-456-001	5891 BARK RIVER CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	3/2/2021	\$71,106	WD	ALLOCATION	\$71,106	IRR	95	113	12,635	0.29	\$748	\$5.61	\$245,143	55,000	27,500	38.67%	Sale from developer to individual. Corner lot. Permit issued in 2021 to build house.
41-17-32-456-004	5906 NILE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	5/14/2020	\$69,900	WD	BUILDER	\$69,900	RECTANGLE	75	152	11,400	0.26	\$932	\$6.13	\$267,092	55,000	27,500	39.34%	Sale from developer to builder. New home built and sold in 2020 for \$49,900.
41-17-32-456-006	5904 AMUR CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	9/28/2020	\$65,900	WD	BUILDER	\$65,900	IRR	96	139	13,200	0.30	\$686	\$4.99	\$217,404	55,000	27,500	41.73%	Sale from developer to builder. New home built and sold in 2021 for \$39,000.
41-17-32-457-001	5905 AMUR CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/10/2020	\$67,500	WD	BUILDER	\$67,500	IRR	95	133	13,223	0.28	\$711	\$5.48	\$238,603	55,000	27,500	40.74%	Sale from developer to builder. New home built in 2020 and sold in 2021 for \$30,800.
41-17-32-457-002	5910 LOOKING GLASS CT SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	12/23/2020	\$71,900	WD	BUILDER	\$71,900	RECTANGLE	95	133	12,635	0.29	\$757	\$5.69	\$247,880	55,000	27,500	38.25%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-382-005	3678 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$81,745	WD	ALLOCATION	\$81,745	RECTANGLE	75	214	16,050	0.37	\$1,090	\$5.09	\$221,857	68,750	34,375	42.05%	Sale from developer to new home owner.
41-17-32-451-009	5817 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$74,900	WD	BUILDER	\$74,900	IRREGULAR	76	145	11,020	0.25	\$986	\$6.80	\$296,066	55,000	27,500	36.72%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-451-013	5855 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	4/19/2021	\$72,900	WD	BUILDER	\$72,900	RECTANGLE	76	133	10,108	0.23	\$959	\$7.21	\$314,159	55,000	27,500	37.72%	Sale from developer to builder. Permit issued in 2021 to build house.
41-17-32-455-003	5872 NILE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	4/21/2021	\$81,809	WD	ALLOCATION	\$81,809	IRREGULAR	70	201	14,070	0.32	\$1,169	\$5.81	\$253,276	55,000	27,500	33.61%	Sale from developer to new home owner.
41-17-32-455-004	5878 NILE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	6/1/2021	\$81,809	WD	ALLOCATION	\$81,809	IRREGULAR	70	186	13,020	0.30	\$1,169	\$6.28	\$273,702	55,000	27,500	33.61%	Sale from developer to new home owner.
41-17-32-451-012	5841 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/8/2021	\$76,681	WD	ALLOCATION	\$76,681	RECTANGLE	80	133	10,640	0.24	\$959	\$7.21	\$313,931	55,000	27,500	35.86%	Sale from developer to new home owner.
41-17-32-451-015	5873 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/8/2021	\$77,553	WD	ALLOCATION	\$77,553	RECTANGLE	76	133	10,108	0.23	\$1,020	\$7.67	\$324,211	55,000	27,500	35.46%	Sale from developer to new home owner.
41-17-32-452-034	5885 AMUR DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/9/2021	\$79,687	WD	ALLOCATION	\$79,687	RECTANGLE	75	140	10,500	0.24	\$1,062	\$7.19	\$330,587	55,000	27,500	34.51%	Sale from developer to new home owner.
41-17-32-456-005	5910 NILE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	7/22/2021	\$72,900	WD	BUILDER	\$72,900	RECTANGLE	75	152	11,400	0.26	\$972	\$6.39	\$278,555	55,000	27,500	37.72%	Sale from developer to builder.
41-17-32-382-008	3722 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	8/11/2021	\$83,936	WD	ALLOCATION	\$83,936	RECTANGLE	75	214	16,050	0.37	\$1,119	\$5.23	\$227,804	68,750	34,375	40.95%	Sale from developer to new home owner.
41-17-32-382-002	3634 RESERVE DR SW	321	321 HICKORY RIVERTWN, VILLAS AT	Grandville	9/20																